

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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**Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE  
COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED  
IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Northeast Nebraska Joint Housing Authority**

**PHA Number: NE 180**

**PHA Fiscal Year Beginning: (07-2003)**

**PHA Plan Contact Information:**

Name: JoAnn Simons  
Phone: (712) 279-6286  
TDD:  
Email (joann@simpco.org):

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- X Main administrative office of the PHA
  - PHA development management offices
- Northeast Nebraska Joint Housing Authority, 507 7th Street, Suite 401, P.O. Box 447,  
Sioux City, Iowa 51102 Phone (712) 279-6286 Fax (712) 279-6920

**Display Locations for PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X Main administrative office of the PHA
- PHA development management offices
- X Main administrative office of the local, county or State government
- Public library
- PHA website
- X Other (list below)

Dakota County Clerk, Dakota County Courthouse, Dakota City, NE  
Dixon County Clerk, 302 Third Street, Ponca, NE  
Ponca City Clerk, 123 Third Street, Ponca, NE  
Wakefield City Clerk, 407 Main Street, Wakefield, NE  
Wayne City Clerk, 306 North Pearl Street, Wayne, NE  
Allen Village Clerk, 100 East 2nd Street, Allen, NE

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA
- PHA development management offices
- Other (list below)

**PHA Programs Administered:**

Public Housing and Section 8   X Section 8 Only    Public Housing Only

**Annual PHA Plan  
Fiscal Year 2003  
[24 CFR Part 903.7]**

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Northeast Nebraska Joint Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Northeast Nebraska Joint Housing Authority.

**The mission of Northeast Nebraska Joint Housing Authority is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.**

Northeast Nebraska Joint Housing Authority adopted the following goals objectives at their annual reviews of the one and five year Plan

The Northeast Nebraska Joint Housing Authority has been in existence since 1989 and has provided HUD Section 8 Rental Assistance to many families within its jurisdiction since that time, thus promoting adequate, affordable housing and a suitable living environment for the families we serve without discrimination.

The Northeast Nebraska Joint Housing Authority has offered a Family Self Sufficiency program to its clients since 1995, thus promoting economic opportunity for the families we serve without discrimination.

Northeast Nebraska Joint Housing Authority is offering a new housing program developed under the new HUD guidelines for the Homeownership Program. This program is an extension to the Housing Authority's mission to promote an economic opportunity of affordable housing.

**GOAL ONE:** Manage the Northeast Nebraska Joint Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

### **OBJECTIVES**

1. The Northeast Nebraska Joint Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
2. By June 30, 2001, the Northeast Nebraska Joint Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in calls for Pre-Applications to an average of one per week

3. By June 30, 2004, the Northeast Nebraska Joint Housing Authority shall achieve and sustain an occupancy rate of 95%.
4. By June 30, 2004, HUD shall recognize the Northeast Nebraska Joint Housing Authority as a high performer.
5. By June 30, 2002, the Northeast Nebraska Joint Housing Authority will provide a list of diverse landlords.
6. By June 30, 2004, the Northeast Nebraska Joint Housing Authority shall achieve and sustain a utilization rate of 95% in its tenant-based program.
7. By June 30, 2005, to assure 95% capacity, marketing will be utilized through: local newspapers, NNJHA Newsletters, Family Self-Sufficiency Program Coordinating Committee, and offices of cities and villages of service area.
8. By June 30, 2003, with continuation of 95% utilization of the rental and homeownership program the HA will submit application for more vouchers.

**GOAL TWO:** Assist our communities in increasing the availability of affordable, suitable housing for families in the extremely low-income range, cited as a need in our Consolidated Plan.

## **OBJECTIVES**

1. By June 30, 2002, the Northeast Nebraska Joint Housing Authority will locate at least two local partners, non-profit or for-profit. These partners will work with us on the improvement and/or development of additional housing opportunities for this target group.
2. The Northeast Nebraska Joint Housing Authority will actively recruit high quality landlords to work with our Section 8 Rental Assistance program in providing adequate, affordable housing for the families we serve. By June 30, 2004, 90% of re-inspections will pass with no comment.
3. Northeast Nebraska Joint Housing Authority will seek the support of a local CHDO for servicing needs for the Homeownership Program. The homebuyer will be able to attend courses offered through this CHDO along with available lending institutions in the area. By December 2001
4. By June 30, 2004 the HA will work with all City inspectors to assure HQS that meets City Codes.
5. By June, 2003 the HA will initiate a program that will better inform clients about TTP and utilities when looking for a new home.
6. By June 30, 2005 the HA will partner with communities and with the Nebraska

Housing Resources to promote new housing to very low income homebuyers.

**GOAL THREE:** The Northeast Nebraska Joint Housing Authority shall operate in full compliance with all Equal Opportunity laws and regulations and shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**GOAL FOUR:** Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

**OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall operate so that income exceeds expenses.
2. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall maintain its operating reserves at current level.

**GOAL FIVE:** Enhance the image of public housing in our community.

**OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority's commissioners shall speak to their governing body at least once a year to explain how important this program is to the community.
2. The Northeast Nebraska Joint Housing Authority shall ensure that there are at least four,(4) positive stories a year in the local media about the Housing Authority or one of its residents.
3. Between now and June 30, 2002, initiate the Housing Choice Voucher with Homeownership Program.

**GOAL SIX:** Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

**OBJECTIVES:**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority will implement one new partnership per year in order to enhance services to our residents.
2. By June 30, 2003, Northeast Nebraska Joint Housing Authority Family Self Sufficiency tenants will have one-on-one visitation determined by tenants'

individual needs in setting goals to achieve self sufficiency.

3. By January 2006, the HA will work with other agencies to develop a plan to help low income individuals find transportation to get from home to work.

## 2002 PROGRESS REPORT

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Northeast Nebraska Joint Housing Authority adopted the following goals objectives at their annual reviews of the One and Five Year Plan

The Northeast Nebraska Joint Housing Authority has been in existence since 1989 and has provided HUD Section 8 Rental Assistance to many families within its jurisdiction since that time, thus promoting adequate, affordable housing and a suitable living environment for the families we serve without discrimination.

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**GOAL ONE:** Manage the Northeast Nebraska Joint Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

### OBJECTIVES

1. The Northeast Nebraska Joint Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
2. By June 30, 2001, the Northeast Nebraska Joint Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in calls for Pre-Applications to an average of one per week
3. By June 30, 2004, the Northeast Nebraska Joint Housing Authority shall achieve and sustain an occupancy rate of 95%.
4. By June 30, 2004, HUD shall recognize the Northeast Nebraska Joint Housing Authority as a high performer.
5. By June 30, 2002, the Northeast Nebraska Joint Housing Authority will provide a list of diverse landlords.
6. By June 30, 2005, to assure 95% capacity, marketing will be utilized through: local newspapers, NNJHA Newsletters, Family Self-Sufficiency Program Coordinating Committee, and offices of cities and villages of service area.
7. By June 30, 2003: with continuation of 95% utilization of the rental and homeownership program the HA will submit application for more vouchers.

**STATUS OF GOAL # ONE:**

**Objective #1-** Northeast Nebraska staff along with the board members has worked hard to promote customer-friendly atmosphere and a prudent leader in the affordable housing industry. NNJHA Board of Directors presented the two staff members a Resolution and plaque for their diligent efforts and hard work.

**Objective#2** -Objective two has been complete.

**Objective #5-** This objective has been completed.

**Objective #7-** NNJHA submitted an application for 24 more vouchers and was denied on wrongful reasons. An appeal was submitted and is being reviewed.

**GOAL TWO:** Assist our communities in increasing the availability of affordable, suitable housing for families in the extremely low-income range, cited as a need in our Consolidated Plan.

**OBJECTIVES**

1. By June 30, 2002, the Northeast Nebraska Joint Housing Authority will locate at least two local partners, non-profit or for-profit. These partners will work with us on the improvement and/or development of additional housing opportunities for this target group.
2. The Northeast Nebraska Joint Housing Authority will actively recruit high quality landlords to work with our Section 8 Rental Assistance program in providing adequate, affordable housing for the families we serve. By June 30, 2004, 90% of re-inspections will pass with no comment.
3. Northeast Nebraska Joint Housing Authority will seek the support of a local CHDO for servicing needs for the Homeownership Program. The homebuyer will be able to attend courses offered through this CHDO along with available lending institutions in the area, by December 2001
4. By June 30, 2004 the HA will work with all City inspectors to assure HQS that meets City Codes.
5. By June, 2003 the HA will initiate a program that will better inform clients about TTP and utilities when looking for a new home.
6. By June 30, 2005 the HA will partner with communities and with the Nebraska Housing Resources to furnish new housing to very low income homebuyers.

**STATUS OF GOAL # TWO:**

**Objective #1-** This objective has been completed and will be continued through January 2005.

**Objective #3-** This objective has been completed.

**GOAL THREE:** The Northeast Nebraska Joint Housing Authority shall operate in full compliance with all Equal Opportunity laws and regulations and shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**STATUS OF GOAL # THREE:**

**Objective #1-**NNJHA has and will continue following all federal and state Equal Opportunity Laws.

**GOAL FOUR:** Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

**OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall operate so that income exceeds expenses.
2. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall maintain its operating reserves at current level.

**STATUS OF GOAL # FOUR:**

**Objective #1/ #2-**NNJHA has retained and exceeded both of these objectives and will continue.

**GOAL FIVE:** Enhance the image of public housing in our community.

**OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority's commissioners shall speak to their governing body at least once a year to explain how important this program is to the community.
2. The Northeast Nebraska Joint Housing Authority shall ensure that there are at least four (4) positive stories a year in the local media about the Housing Authority or one of its residents.
3. Between now and June 30, 2002, initiate the Housing Choice Voucher with

Homeownership Program.

**STATUS OF GOAL # FIVE:**

**Objective #2-**

Stories appear in NNJHA news letter, the SIMPCO news letter and local news papers throughout the year.

**Objective #3-** This objective has been completed.

**GOAL SIX:** Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

**OBJECTIVES:**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority will implement one new partnership per year in order to enhance services to our residents.
2. By June 30, 2003, Northeast Nebraska Joint Housing Authority Family Self Sufficiency tenants will have one-on-one visitation determined by tenants' individual needs in setting goals to achieve self sufficiency.
3. By January 2006, the HA will work with other agencies to develop a plan to help low income individuals find transportation to get from home to work.

**STATUS OF GOAL # SIX:**

**Objective #1-**This goal is being accomplished this year.

**Objective # 3-**The Housing Authority has been in contact with a transportation provider, (Siouxland Regional Transit). There are many issues to be resolved to meet this objective but the process has been started through communications.

## 1. Summary of Policy or Program Changes for the Upcoming Year

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### **2003 FIVE YEAR PLAN CHANGES**

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The Northeast Nebraska Joint Housing Authority has been in existence since 1989 and has provided HUD Section 8 Rental Assistance to many families within its jurisdiction since that time, thus promoting adequate, affordable housing and a suitable living environment for the families we serve without discrimination.

The Northeast Nebraska Joint Housing Authority has offered a Family Self Sufficiency program to its clients since 1995, thus promoting economic opportunity for the families we serve without discrimination.

Northeast Nebraska Joint Housing Authority is offering a new housing program developed under the new HUD guidelines for the Homeownership Program. This program is an extension to the Housing Authority's mission to promote an economic opportunity of affordable housing.

Northeast Nebraska Joint Housing Authority will offer a new Family Self Sufficiency Homeowner Coordinator starting in 2003 to assist FSS clients who are ready to make those first steps into homeownership. This person will be responsible for helping the client through the home-buying process with lenders, real-estate and other agencies. That staff member will work with City and County boards and councils to promote affordable housing throughout NNJHA region. This along with earlier actions will help the NNJHA meet its on going mission.

**GOAL ONE:** Manage the Northeast Nebraska Joint Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying at or above standard performance.

#### **OBJECTIVES**

1. The Northeast Nebraska Joint Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
2. By June 30, 2004, the Northeast Nebraska Joint Housing Authority shall achieve and sustain an occupancy rate of 95%.
3. By June 30, 2004, HUD shall recognize the Northeast Nebraska Joint Housing Authority as a high performer.
4. By June 30, 2005, to assure 95% capacity, marketing will be utilized through: local newspapers, NNJHA Newsletters, Family Self-Sufficiency Program Coordinating Committee, and offices of cities and villages of service area.
5. By March, 2003, with continuation of 95% utilization of the rental and homeownership program, and if the voucher application submitted in 2002 is not approved the HA will re-submit another application for more vouchers when

opportunity is presented.

**GOAL TWO:** Assist our communities in increasing the availability of affordable, suitable housing for families in the extremely low-income range, cited as a need in our Consolidated Plan.

### **OBJECTIVES**

1. By June 30, 2002, the Northeast Nebraska Joint Housing Authority will locate at least two local partners, non-profit or for-profit. These partners will work with us on the improvement and/or development of additional housing opportunities for this target group.
2. The Northeast Nebraska Joint Housing Authority will actively recruit high quality landlords to work with our Section 8 Rental Assistance program in providing adequate, affordable housing for the families we serve. By June 30, 2004, 90% of re-inspections will pass with no comment.
3. By June 30, 2004 the HA will work with all City inspectors to assure HQS that meets City Codes.
4. By June 30, 2003 the HA will initiate a program the will better inform clients about TTP and utilities when looking for a new home.
5. By June 30, 2005 the HA will partner with communities and with the Nebraska Housing Resources Agency to promote new housing to very low income homebuyers.
6. By June 30, 2005 the FSS Homeownership Coordinator will have met with all the Cities and Counties in the NNJHA region to promote affordable housing opportunities.
7. By June 30, 2006, Northeast Nebraska Joint Housing Authority Board of Directors will review and make recommendation on whether to increase the number of FSS clients to be assisted under the program.
8. By June 2007, the Housing Authority will promote new affordable housing programs throughout NNJHA region.

**GOAL THREE:** The Northeast Nebraska Joint Housing Authority shall operate in full compliance with all Equal Opportunity laws and regulations and shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**GOAL FOUR:** Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

## **OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall operate so that income exceeds expenses.
2. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority shall maintain its operating reserves at current level.

**GOAL FIVE:** Enhance the image of public housing in our community.

## **OBJECTIVES**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority's commissioners shall speak to their governing body at least once a year to explain how important this program is to the community.
2. The Northeast Nebraska Joint Housing Authority shall ensure that there are at least four (4) positive stories a year in the local media about the Housing Authority or one of its residents.
3. By June 2005 NNJHA will have a web site developed.
4. By June 2007, the Housing Authority's web site will be automated enough for persons to submit application on line.

**GOAL SIX:** Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

## **OBJECTIVES:**

1. Between now and June 30, 2004, the Northeast Nebraska Joint Housing Authority will implement one new partnership per year in order to enhance services to our residents.
2. By June 30, 2003, Northeast Nebraska Joint Housing Authority Family Self Sufficiency tenants will have one-on-one visitation determined by tenants' individual needs in setting goals to achieve self sufficiency.
3. By January 2006, the HA will work with other agencies to develop a plan to help low income individuals find transportation to get from home to work.
4. By June 2004 NNJHA will have incorporated FSS Homeownership coordinators responsibilities into the FSS Administration Plan.
5. By June, 2006, the Housing Authority will have a detailed list of lenders, real-

estate agencies and other agencies for clients to choose from when starting the homebuyer process.

6. By June, 2007, the Housing Authority will have helped five families become homeowners.

**ANALYSIS OF THE SECTION 8 CLIENT LIST**

<b>Total Number of Families</b>	<u>75</u>
<b>Bedroom Breakdown:</b>	
One Bedroom	<u>31</u>
Two Bedroom	<u>39</u>
Three Bedroom	<u>14</u>
Four Bedroom	<u>1</u>
Five Bedroom	<u>0</u>
Six or more Bedroom	<u>0</u>
<b>Income Distribution:</b>	
Between 50% and 80% of Median	<u>0</u>
Between 30% and 49.9% of Median	<u>9</u>
Less than 30% of Median	<u>66</u>
<b>Number of Families Headed by an Elderly Person</b>	<u>4</u>
<b>Number of Families with a Person with a Disability</b>	<u>14</u>
<b>Racial/Ethnic Breakdown:</b>	
White (Non-Hispanic)	<u>75</u>
Black (Non-Hispanic)	<u>1</u>
American Indian/Native Alaskan	<u>0</u>
Asian or Pacific Islander	<u>0</u>
Hispanic	<u>0</u>
Other	<u>0</u>
	<u> </u>
	<u> </u>

January 2003

<b>STATEMENT OF FINANCIAL RESOURCES</b>		
1	<b>Income/Receipts for Public Housing</b>	
2	Rental Income	
3	Investment Income	
4	Entrepreneurial Activities	
5	Donations	
6	Leveraged Funds	
7	Operating Fund Receipts	
8	Current Capital Fund Receipts	
9	Prior Year Capital Fund Receipts	
10	Current Drug Elimination Program Receipts	
11	Prior Year Drug Elimination Receipts	
12	Other Grant Receipts	
13	Other : _____	
14	Other : _____	
15	Other : _____	
16	Other : _____	
17	<b>Total Public Housing Income</b>	
18		
19	<b>Expenditures for Public Housing</b>	
20	Capital Fund Expenditures	
21	New Development Expenditures	
22	Anti-Crime and Security Expenditures	
23	Resident Services Expenditures	
24	Program Administration Expenditures	
25	Contributions to Reserve Account	
26	<b>Total Public Housing Expenditures</b>	
27		
28	<b>Income/Receipts for Tenant-Based Assistance</b>	
29	Annual HAP Contribution	276,792
30	Administrative Reserve Interest Income	925
31	<b>Total Tenant-Based Income</b>	277,717
32		
33	<b>Expenditures for Tenant-Based Assistance</b>	
34	HAP Payment to Owners	207,840
35	Program Administration Expenditures	65,032
36	Contributions to Administrative Reserve	4,845
37	<b>Total Tenant-Based Expenditures</b>	277,717
38		
39	<b>Public Housing Reserves</b>	
40	<b>Tenant-Based Administrative Reserves</b>	

## COMMUNITY SERVICE AND SELF-SUFFICIENCY

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The Quality Housing and Work Responsibility Act of 1998 require that housing authorities set forth in our Annual Plan a description of our Self-Sufficiency Program. This portion of the Plan is divided into three (3) sections:

- Our current resident programming;
- How we intend to comply with income changes for welfare recipients; and
- Compliance with the community service requirements.

First, let us describe our current resident programming. We are engaged in the following resident programs:

- Family Self Sufficiency - Our program can serve up to 25 tenants.
- Resident Advisory Board

Second, we are in full compliance with the income changes for welfare recipient's requirement of the Quality Housing and Work Responsibility Act of 1998. We took care of the issue by modifying the income definitions in both our Admissions and Continued Occupancy Policy and our Section 8 Administrative Plan. The relevant section reads as follows:

1. If the amount of welfare is reduced due to an act of fraud by a family member or because of any family member's failure to comply with requirements to participate in an economic self-sufficiency program or work activity, the amount of rent required to be paid by the family will not be decreased. In such cases, the amount of income attributable to the family will include what the family would have received had they complied with the welfare requirements and/or had not committed an act of fraud.
2. If the amount of welfare assistance is reduced as a result of a lifetime time limit, the reduced amount is the amount that shall be counted as income."

Third, the Housing Authority has secured funding through HUD to hire a full time FSS Homeownership Coordinator who will be responsible for helping clients through the home-buying process. They will work with lending institutions, real-estate agencies and other organizations to advocate for the client. This position will also be responsible for promoting affordable housing programs within the Cities and Counties in the NNJHA region.

## **ANNUAL AUDIT**

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In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), our annual audit is not being submitted with this document because HUD has already received a copy of the audit. If anyone wants to view the annual audit of the Northeast Nebraska Joint Housing Authority, they can do so by coming to our office during normal working hours and requesting to see it.

**RESIDENT AND PUBLIC COMMENTS**

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**No comments were made by the representative from the resident advisory board member attending the joint Housing Authority and Resident Advisory Meeting on January 22, 2003.**

**No Public comment.**

**2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for      units <input type="checkbox"/> Public housing for      units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for      units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A. X Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- X Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- X Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- X Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**(need to fill in after meeting)**

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Dakota, Dixon, and Wayne County's in Northeast Nebraska.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

X Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency  
 Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**The State of Nebraska 2003 Proposed Annual Action Plan and 1995-2000 Consolidation Plan advocate the following strategies;**

- 1) Promote an adequate supply of quality affordable appropriate housing for LMI individuals, families and homeowners, including persons with special needs.
- 2) Overcome barriers to homeownership for LMI families and individuals, including persons with special housing needs.
- 3) Promote an adequate supply of quality affordable, appropriate rental housing as a choice when homeownership is not feasible option for LMI individuals, families, including persons with special needs.
- 4) Support and facilitate an active and effective regional continuum of care planning and delivery system focusing on a comprehensive approach to housing and service delivery to the people who are homeless and near homeless.
- 5) Identify and address the barriers of homeownership, rental housing, support services, and shelter due to violation of fair housing practices.
- 6) Identify and address a strategy for reduction of lead based paint hazards in rural areas

**C. Criteria for Substantial Deviation and Significant Amendments**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:**

A substantial deviation from the 5-year plan occurs when the board of commissioners decides that the board wants to change the mission statement, goals, or objectives of the 5-year plan.

**B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modification to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (section <u>11</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## Attachment B:

### **Resident Member on the PHA Governing Board**

1. X Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Nancy Green

Rosella Lowe

B. How was the resident board member selected: (select one)?

Elected

X Appointed

C. The term of appointment is (include the date term expires): Continues; these members are part of the Residential Advisory Board.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: Continues

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Diane Mohr, Board Chairman**

## Attachment C:

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Nancy Green  
Rosella Lowe

The Housing Authority has once again sent out a letter to all of the residents participating in the Section 8 rental assistance program asking for volunteers for the Resident Advisory Board.

**Northeast Nebraska Joint Housing Authority**  
507 7<sup>th</sup> Street, Insurance Centre, PO Box 447, Sioux City IA 51102

PHONE: 712/279-6286 FAX: 712/279-6920

EMAIL: [bernice@simpco.org](mailto:bernice@simpco.org) [joann@simpco.org](mailto:joann@simpco.org)

Dear Residents:

**Volunteer help of four or more residents for about two hours every three months is needed!!**

As you know, your rental assistance through Northeast Nebraska Joint Housing Authority (NNJHA) is provided by the Department of Housing and Urban Development (HUD). HUD has many, many regulations and guidelines that NNJHA must follow.

Recently, HUD requested from NNJHA that a Resident Advisory Board be put into service.

- **The purpose of this Board is to be a voice of representation on issues that affect Nebraska residents, like yourself, who are receiving the NNJHA rental assistance.**
- **The Board's members are created by you, a volunteer resident. This Board needs to have listed the volunteers who agree to attend (try to) the meetings.**
- **Therefore, this Resident Advisory Board is a vital tool for NNJHA in their reports to HUD!**

The Resident Advisory Board is held simultaneously with the NNJHA Board of Directors meeting. These are held every three months: January, April, July, and October. The normal schedule is for the 3<sup>rd</sup> Wednesday of that month and usually last from 12:00 to 1:00 p.m. The meetings are held at different locations throughout the NNJHA service area (Dixon, Dakota and Wayne Counties). Attendance and any comments by this Board representation at the meeting will be recorded for inclusion and approval of minutes by the NNJHA Board.

NNJHA is appealing to you to volunteer to serve on this Board. We will try to provide transportation and **will definitely furnish lunch** at the meeting. Enclosed is a form to return to our office if you are interested in helping NNJHA by serving on this Board. Thank you for your attention to this important issue.

**Northeast Nebraska Joint Housing Authority**  
507 7<sup>th</sup> Street, Insurance Centre, PO Box 447, Sioux City IA 51102

PHONE: 712/279-6286 FAX: 712/279-6920  
EMAIL: [bernice@simpco.org](mailto:bernice@simpco.org) [joann@simpco.org](mailto:joann@simpco.org)

**RESIDENT ADVISORY BOARD**

Name: \_\_\_\_\_ Phone: Home \_\_\_\_\_ Work \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I do wish to serve on the **Resident Advisory Board**.

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Resident Advisory Board is a vital tool for Northeast Nebraska Joint Housing Authority (NNJHA) in their reports to HUD. The purpose of this Board is for you, the resident, to be a voice of representation on issues that may affect Nebraska residents who are receiving the NNJHA rental assistance.

April 1, 2003

A total of 10 persons have signed up to be Residential Advisory Board Members. They are:

Ronnie J. Grove, 108 4<sup>th</sup> Street, Box 524, Wakefield, Nebraska 68784  
Lisa Gatzemeyer, P.O. Box 213, Hubbard, Nebraska 68741  
JoAnn Heck (Schager), 102NThomas, APT 1, Jackson, Nebraska 68743  
Annette Brockman, 918 Main Street APT 6, Wayne, Nebraska 68787  
Jerry Brandstetter, P.O. Box 195, Wayne, Nebraska 68787  
David A Spencer, 312 Lincoln Street, APT 3, Wayne, Nebraska 68787  
Mary C Henderson, 506 Logan Street, Emerson, Nebraska 68733  
Corylnd Reiners, 113 Blaine Street APT 3, Wayne, Nebraska 68787  
Nancy Green, P.O. Box 326, Homer, Nebraska 68030  
Rosella Lowe, P.O. Box 95, Ponca, Nebraska 68770